

Prepared By: Christine S. Modine
Professional Title Agency, Inc.
5111 Ridgewood Ave., Suite 200
Port Orange FL 32127
incidental to the issuance of a title insurance policy.
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Diane M. Matousek
Volusia County, Clerk of Court

**WARRANTY DEED
(INDIVIDUAL)**

This **WARRANTY DEED**, dated **07/28/2004** by
MELCHOR GONZALEZ and MARISELA V. GONZALEZ, Husband and Wife
whose post office address is:

9 Kingseate Court, Ormond Beach FL 32174
hereinafter called the GRANTOR, to
NATIONWIDE PUBLISHING COMPANY INC., A Florida Corporation
whose post office address is:

537 Deltona Blvd., Suite 100, Deltona, FL 32725
hereinafter called the GRANTEE:
(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in **Volusia County, Florida, viz:**

Unit 806, TOWERS GRANDE, a Condominium according to the Declaration of Condominium recorded in Official Records Book 4665, Page(s) 2524 through 2641, inclusive, together with an undivided interest in the common elements, of the Public Records of Volusia County, Florida.

Grantor hereby warrants that the property described in this instrument is not his constitutional homestead as provided by the Florida Constitution.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2004 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Witness #1 Signature: Christine S. Modine
Witness #1 Print Name: **CHRISTINE S. MODINE**

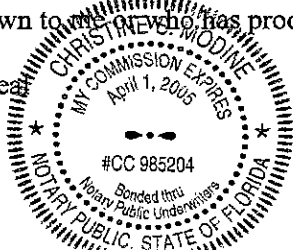
Witness #2 Signature: Yvonne S. Ferrara
Witness #2 Print Name: **YVONNE S. FERRARA**

Melchor Gonzalez
MELCHOR GONZALEZ
Marisela V. Gonzalez
MARISELA V. GONZALEZ

State of **Florida**
County of **Volusia**

I am a notary public of the state of Florida and my commission expires: 04/01/2005
THE FOREGOING INSTRUMENT was acknowledged before me on 07/28/2004 by:
MELCHOR GONZALEZ and MARISELA V. GONZALEZ, Husband and Wife
who is personally known to me or who has produced drivers license as identification.

Notary Seal



Signature: Christine S. Modine

Christine S. Modine Notary Public